

MEMORANDUM

November 5, 2014

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
Marcy Cameron, Historic Preservation Planner
James Hewat, Senior Historic Preservation Planner
Angela Smelker, Historic Preservation Intern

SUBJECT: Public hearing and consideration of whether to initiate the designation of 405 Valley View Dr. as a locally designated Historic Landmark, pursuant to Section 9-11-3, B.R.C. 1981.

STATISTICS:

1. Site: 405 Valley View Dr.
2. Dates of Construction: c. 1903
3. Zoning: RL-1 (Residential Low)
4. Lot Size: 5,724 sq. ft.
5. Owner: Sam and Ashley Slattery
6. Applicant: Landmarks Board

STAFF RECOMMENDATION:

Staff recommends the Landmarks Board does not initiate landmark designation of the property at 405 Valley View Dr. for the following reasons:

- The property owners have explored alternatives to the demolition of the house, including consensual landmark designation and review of the proposal by the Landmark design review committee, but have determined that none of the alternatives are suitable. See Attachment 1: Applicant Correspondence and Structural Report.
- The initiation of landmarking over an owners' objection by the Landmarks Board has historically been used very rarely.
- The initiation of this property over the owners' objection would not represent a reasonable balance of private property rights and the public interest.

- There are limited staff resources available to adequately process an application for designation of a property for which there is not owner consent.

SUMMARY:

- The purpose of this hearing is for the Landmarks Board to determine whether it is appropriate to initiate local landmark designation for the property at 405 Valley View Dr.
- On May 21, 2014 the Landmarks design review committee reviewed an application to demolish the building. Finding there was “probable cause” that the building may be eligible for individual landmark designation, the application was referred to the full Landmarks Board for review.
- On July 2, 2014 the Landmarks Board imposed a stay-of-demolition for a period of up to 180 days in order to seek alternatives to the demolition. *See Attachment 2: Demolition Memo.*
- The 180 day stay period will expire on Nov. 23, 2014 if no action is taken by the Landmarks Board.
- Since the stay was imposed, the applicant has met with staff and representatives of the Landmarks Board and Historic Boulder, Inc. to discuss alternatives to the demolition including landmarking, rehabilitation, and moving the building.
- On May 27th, 2014, the owners submitted an application to landmark the property to explore alternatives through the landmark alteration certificate process.
- On June 6th, 2014, the owners met with the Landmarks design review committee (Ldrc) but, subsequently, decided they did not want to continue with that process and withdrew the application to landmark.
- The owners are opposed to landmark designation. *See Attachment 3: Alternatives to Demolition Meeting Notes.*
- On October 1st, 2014, the Landmarks Board voted to schedule a hearing to consider initiation of landmark designation for the property at 405 Valley View Dr.
- On September 30th the owners submitted a letter to the Landmarks Board and on October 16th they submitted a structural report. *See Attachment 1: Letter and Structural Report.*
- Staff considers that, in this case, landmark designation would not represent a reasonable balance between private property rights and the public interest per 9-11-1(b) and recommends the Board not initiate the application.

ANALYSIS:

The Historic Preservation ordinance calls for the Landmarks Board to hold a public hearing to consider initiating landmark designation of a property if there is some interest in designating a property, pursuant to 9-11-3, BRC, 1981. At the October 1st, 2014 board meeting, interest was expressed by a majority of members to hold an initiation hearing in advance of the November. 23rd, 2014 expiration of the stay-of-demolition for 405 Valley View Dr.

Purpose of Stays-of-Demolition

The stated purposes of a stay-of-demolition are “to prevent the loss of buildings that may have historic or architectural significance” and also “to provide the time necessary to initiate designation as an individual landmark or to consider alternatives.” Sec. 9-11-23(a), “Purpose,” B.R.C. 1981. During the course of a stay, the Board may consider a variety of options to this end, one of which is the designation of the property. The initiation of landmarking over an owner’s objection by the Landmarks Board has, historically, been used only on very rare occasions.

Specifically, of the approximately 75 stays-of-demolition imposed by the Board over the past ten years, only twice during that period has it initiated and recommended landmark designation of a property over the owner’s objection. However, many stays during this same period have resulted in the avoidance of demolition through reconsideration of projects and the subsequent preservation of buildings. Recent examples in which stays of demolition have resulted in the applicant filing an application for landmarking include: 1936 Mapleton (2008); 900 Pearl Street (2009); 1815 Mapleton Ave. (2013); 2003 Pine Street (2014); and 1922 20th Street (2014). There are also examples of stays that have been allowed to expire (or demolition permits issued before the stay has expired) by the Board, when alternatives to demolition have not been found. The Board’s ability to recommend non-consensual designations has been exercised very sparingly over the years, carefully taking into consideration the implications and balancing private property right with the potential public benefit.

Purpose and Legislative Intent

The following is an analysis of whether landmarking the subject property meets the purpose and legislative intent of historic preservation as described in Section 9-11-1 (a) and (b), B.R.C. 1981:

- a. “The purpose of this chapter is to promote the public health, safety, and welfare by protecting, enhancing, and perpetuating buildings, sites, and

areas of the city reminiscent of past eras, events, and persons in local, state, or national history or providing significant examples of architectural styles of the past. It is also the purpose of this chapter to develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the City's living heritage."

Potentially eligible for local landmark designation, the two-story frame house at 405 Valley View Dr. represents a relatively well-preserved example of Colonial Revival residential architecture dating from the early 20th century. The house features prominent clipped cross-gable roof forms and classical porch details. The house remains largely intact, with the exception of the porch supports (replaced with iron supports and then restored with classical columns similar to the original). The building maintains a high degree of historic integrity. See Attachment 2: Demolition Memo.

While the property appears to meet the City of Boulder's criteria for individual local landmark designation, staff considers the initiation of landmark designation for this property inappropriate.

b. "The city council does not intend by this chapter to preserve every old building in the city, but instead to draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives"

Staff considers the initiation of landmark designation of this property over the owner's objection would not represent a reasonable balance between private property rights and the public interest. A stay-of-demolition is issued to provide time to "explore alternatives" that might prevent the demolition of significant historic resources. While the property is architecturally significant, its level of significance and the circumstances associated with its demolition, would make designation over the owner's objection an unreasonable balancing of the public's interest and private property rights.

Section 9-11-3 (d) "Criteria for Review" states that applications received by a historic preservation organization or less than all of the property owners

pursuant to paragraph 9-11-3(a)(3) or (4), B.R.C. 1981, may consider, without limitation, the following criteria in making its decision:

- (1) There is probable cause to believe that the building may be eligible for designation as an individual landmark consistent with the purposes and standards in Sections 9-11-1, "Legislative Intent," 9-11-2, "Definitions," and 9-11-3, "City Council May Designate Landmarks and Historic Districts," B.R.C. 1981;

The house at 405 Valley View Dr. represents a relatively well-preserved example of Colonial Revival residential architecture dating from the early 20th century.

Over the course of the stay, staff, representatives of the Landmarks Board, and Historic Boulder, Inc. have met with the applicant to discuss alternatives to the demolition including rehabilitation and landmark designation, which would allow design review of the proposed addition.

Staff considers that the initiation of landmark designation for this property over the owner's objection would be inappropriate and that, in this circumstance, designation of the property would not meet the legislative intent of balancing private property rights and the public interest as stated in 9-11-1 "Legislative Intent" of the historic preservation ordinance.

- (2) There are currently resources available that would allow the city manager to complete all of the community outreach and historic analysis necessary for the application;

There are limited staff resources available to process applications for designation of a property for which there is not owner consent.

- (3) There is community and neighborhood support for the proposed designation;

At the demolition hearing, Historic Boulder, Inc. and one member of the public spoke in favor of a stay-of-demolition to explore alternatives. Staff has received a letter from a property owner expressing opposition to landmark designation for this property. No other responses or inquiries either in support or opposition to landmark designation have been received at this time.

- (4) The buildings or features may need the protection provided through designation;

The applicant intends to construct an addition to the house that triggers demolition review. If the demolition permit is issued, the entire building could be demolished.

- (5) The potential boundaries for the proposed district are appropriate;

Not applicable

- (6) In balance, the proposed designation is consistent with the goals and policies of the Boulder Valley Comprehensive Plan;

Policy 2.33 of the Boulder Valley Comprehensive Plan States that, "Buildings, districts, and sites of historic, architectural, archaeological, or cultural significance will be identified and protected. The city and county will encourage preservation of such resources through incentive programs, designation of landmark buildings . . . , design review, public improvements, and other tools." Staff and Historic Boulder, Inc. have met with the applicant to discuss possible incentives to preserving the house. Few of the identified incentives have found to be applicable to the preservation of the house.

- (7) The proposed designation would generally be in the public interest.

While the property would likely meet the city's criteria for designation of individual landmarks, in this case staff does not consider that designating over the owner's objection would represent a reasonable balance between private property rights and the public's interest as outlined above.

The property owners have considered alternatives to demolition, including consensual landmark designation, but oppose landmark designation. Staff considers that, in this case, initiating designation over the owner's objection would not represent a reasonable balance of private property rights and the public interest.

DECISION OF THE BOARD:

If the Board chooses not to initiate landmark designation of the property, a demolition permit for the house will issue on Nov. 23rd, 2014.

If the Board chooses to initiate the designation process, it must do so by resolution. A draft resolution is included in Attachment 4. If initiated, the application must be heard by the Landmarks Board within 60 to 120 days from the initiation date in order to provide time to determine whether the proposed designation conforms with the purposes and standards in Sections 9-11-1, "Legislative Intent," and 9-11-2, "City Council May Designate Landmarks and Historic Districts," B.R.C. 1981.

ATTACHMENTS:

- 1: Applicant Letter dated Sept. 30 and Structural Report dated Oct. 16
- 2: 07.02.2014 Demolition Memo to the Landmarks Board
3. Alternatives to Demolition Meeting Notes
- 4: Draft resolution to initiate landmark designation of 405 Valley View Dr.

Attachment 1: Applicant Correspondence and Structural Report

**Sam & Ashley Slattery
405 Valley View Drive
Boulder, CO 80304**

September 30, 2014

Mr. James Hewat, Senior Historic Preservation Planner
Ms. Marcy Cameron, Historic Preservation Planner
City of Boulder – Planning and Development Services
1739 Broadway
Boulder, CO 80306-0791

Regarding: The 405 Valley View Drive, Boulder, CO 80304 Renovation Project

Dear James and Marcy,

Following up from our Design Review Meeting on June 3, 2014, in the spirit of compromise, we have asked our architect to revise the plans for the renovation project for our house located at 405 Valley View Drive, Boulder 80304 that makes every effort to incorporate the various features and items you raised during the meeting. We will deliver to you a copy of the revised plans upon completion.

As we hopefully made clear during the meeting, which has been reinforced with abundant professional advice since then, we will not submit our house to landmark status nor agree to any other similar involuntary deed restrictions.

The design compromises we endeavor to incorporate into the plans should adequately address any legitimate historic preservation concerns of the Landmarks Board. We hope the Landmarks Board agrees and will consider our house “in good hands” from a historic preservation perspective and ends the stay on our demolition permit in order to permit the renovation project to move forward.

Sincerely,

Sam and Ashley Slattery
Homeowners of 405 Valley View Drive, Boulder 80304

{W0930830 MBC}



October 16, 2014

Ashley and Sam Slattery
405 Valley View
Boulder CO 80304-3225

Re: 405 Valley View Drive Remodel – structural engineering comments

Dear Ashley and Sam:

I have been part of the design team for your proposed addition and renovations since early 2012. The existing house has several structural issues that we have been planning to solve with the proposed project:

1. The existing kitchen floor framing is too close to grade in the existing crawlspace. The floor is also perceptibly bouncy.
2. The top of the foundation wall is too close to grade on the west and north sides of the house.
3. The grading along those two sides of the house is such that it does not drain adequately away from the house.
4. The existing porch slab and post at the northwest corner of the house do not appear to have an adequate foundation,

The proposed work will provide a new slightly higher foundation wall to get the wood framing above grade and allow better grading, a new deeper crawlspace to comply with code and to facilitate the installation of utilities under the kitchen, a new foundation wall and footing system under the existing porch and new properly designed floor joists under the kitchen.

I have enjoyed working with you on this project. I hope that you can get past the permitting hurdles.

Respectfully,



David Mitchell, PE
Front Range Structural Engineering

M E M O R A N D U M
July 2, 2014

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner
Angela Smelker, Historic Preservation Intern

SUBJECT: Public hearing and consideration of a demolition permit for the house located at 405 Valley View Dr., a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code 1981 (HIS2014-00155).

STATISTICS:

7.	Site:	405 Valley View Dr.
8.	Dates of Construction:	c. 1903
9.	Zoning:	RL-1 (Residential Low)
10.	Lot Size:	5,724 sq. ft.
11.	Owner/Applicant:	Sam and Ashley Slattery

STAFF RECOMMENDATION:

The Community Planning and Sustainability Department (CP&S) recommends that the Landmarks Board adopt the following motion:

I move that the Landmarks Board issue a stay of demolition for the building located at 405 Valley View Dr., for a period not to exceed 180 days from the day the permit application was accepted by the city manager, in order to further explore alternatives to demolishing the building and adopt the staff memorandum with the findings as listed below.

Staff encourages the applicant to consider landmark designation of the house and its incorporation into future redevelopment plans for the site. A 180-day stay period would expire on Nov. 23, 2014.

Should the board choose to issue the demolition permit, or if the permit is allowed to expire, staff will require that prior to demolition the following be submitted to CP&S staff for review, approval and recording with Carnegie Library:

1. A site plan showing the location of all existing improvements on the subject property;
2. Black and white medium format archival quality photographs of the exterior of the house.

SUMMARY:

On May 16, 2014, the Community Planning and Sustainability Department received a demolition permit application for the house at 405 Valley View Dr. The building is not in a designated historic district or locally landmarked, but is over 50 years old and the proposed work meets the criteria for demolition defined in Section 9-16-1 of the Boulder Revised Code 1981. On May 21, 2014, the Landmarks design review committee (Ldrc) referred the application to the Landmarks Board for a public hearing, finding there was “probable cause to believe that the building may be eligible for designation as an individual landmark.”

After detailed analysis, staff considers that the property meets the significance criteria for individual landmark designation as an intact house dating from north Boulder’s early residential development. For this reason staff recommends the Landmarks Board issue a stay of demolition for the residence located at 405 Valley View Dr., for a period not to exceed 180 days from the day the permit application was accepted by the city manager.

PURPOSE OF THE BOARD’S REVIEW:

Pursuant to Section 9-11-23(d)(2), B.R.C. 1981, demolition requests for all buildings built prior to 1940 require review by the Landmarks design review committee (Ldrc). The Ldrc is comprised of two members of the Landmarks Board and a staff member. If, during the course of its review, the Ldrc determines that there is “probable cause to consider the property may be eligible for designation as an individual landmark,” the issuance of the permit is stayed for up to 60 days from the date a completed application was accepted and the permit is referred to the board for a public hearing.

If the Landmarks Board finds that the buildings proposed for demolition may have significance under the criteria in subsection (f) of Section 9-11-23, B.R.C. 1981, the application shall be suspended for a period not to exceed 180 days from the date it was accepted by the city manager as complete in order to provide the time necessary to consider alternatives to the building demolition. If imposed, a 180-day stay period would start when the completed application was accepted by the city manager (May 27, 2014, when the Landmarks Board fee was paid) and expire on Nov. 23, 2014, per Section 9-11-23 (g) and (h), B.R.C. 1981.

DESCRIPTION:

The subject property is located at the northeast corner of 4th St. and Valley View Dr. The property is not located in a designated or potential historic district. Until 1953, when the area was annexed into the city, Valley View Dr. was named North St.

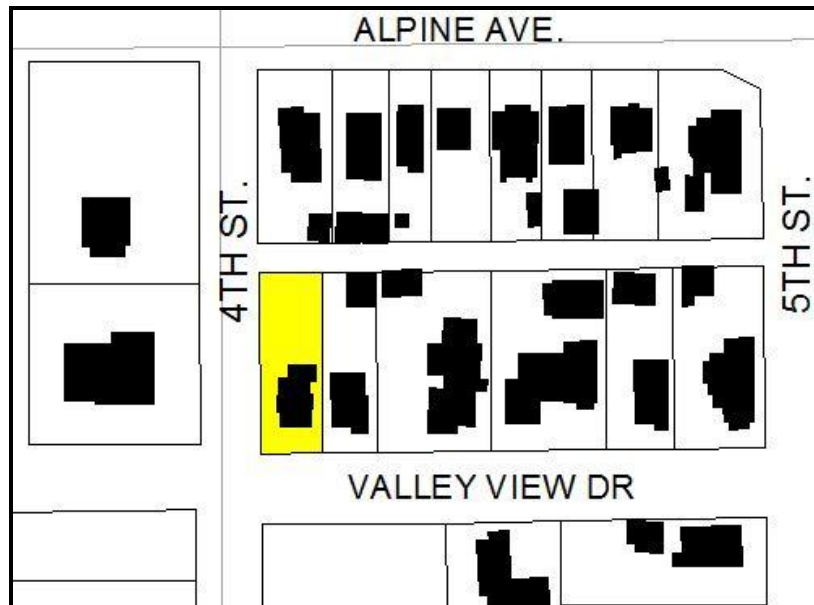


Figure 1. Location Map showing 405 Valley View Dr.



Figure 2. Southwest corner, 405 Valley View Dr., 2014.



Figure 3. South elevation, 405 Valley View Dr., 2014.

The building at 405 Valley View Drive is a one-and-a-half story frame dwelling with clipped cross-gable roof and overhanging eaves. The walls are clad with lap

siding and the flat roofed porch at southeast corner has wrought iron support. The front door is paneled with transom above.



Figure 4. Façade entrance, 405 Valley View Dr., 2014.



Figure 5. East elevation, 405 Valley View Dr., 2014.

There are four double hung, one-over-one windows on the south elevation, paired on the first story and second story. A hipped roof hood is located above

the windows on the first story. A large brick chimney, visible in the tax assessor photograph, is located on the south elevation. A stone retaining wall runs along the south and west property line and a fence continues from the northwest corner and along the north edge of the property. A permit for the fence was issued in 2007. An earlier permit for roofing work was issued in 1993 and another for chimney repair in 1994.



Figure 6. West elevation, 405 Valley View Dr., 2014.



Figure 7. North elevation, 405 Valley View Dr., 2014.



Figure 8. West elevation with backyard fence in view, 405 Valley View Dr., 2014.

The building retains much of its original form and materiality. The c.1944 tax assessor photograph indicates the building was clad in wood siding and the roof was sheathed in wood shingles. In 1949 the roof had been replaced with

composition shingles, while the original wood windows and doors remain. The wrought iron porch supports visible in the 1995 Historic Building Inventory photograph have been replaced with wood columns similar to those in the c.1949 photograph of the house. See Attachment A: Current Photographs

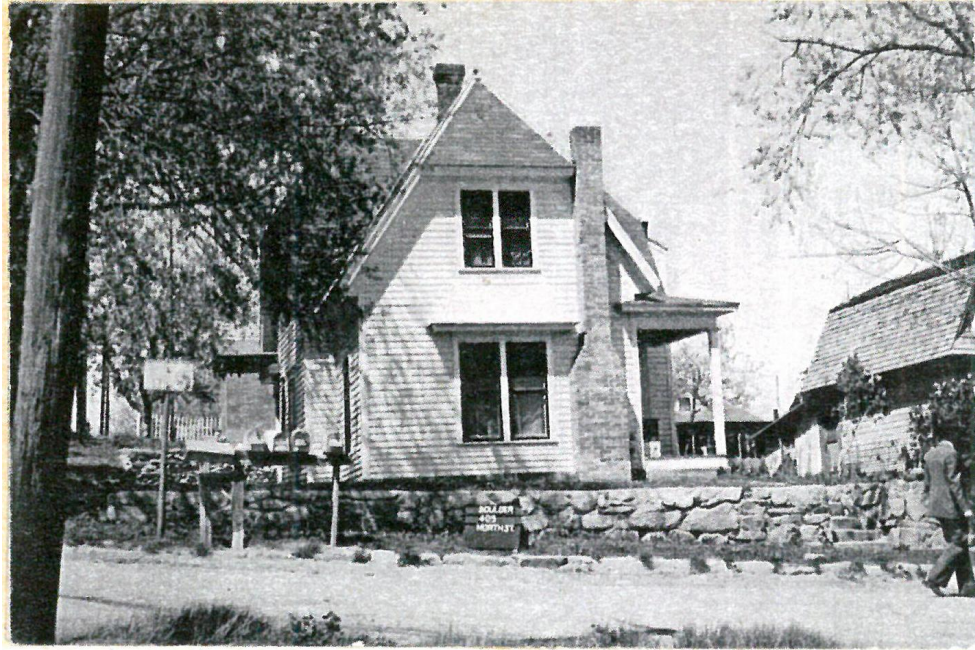


Figure 9. Tax Assessor Photo c. 1949.



Figure 10. South elevation, 405 Valley View Dr., 1995.

Today, the property is heavily vegetated with a stone wall bordering the east, west and south property lines. A dry stacked stone retaining wall, borders the south and east property lines. A low stone retaining wall is visible in the c.1949 Tax Assessor photograph and the 1995 Historic Building Inventory photograph. The existing stone wall is considerably higher than those pictured and was either added to or constructed sometime between 1995 and 2007.



Figure 10a. South elevation, 405 Valley View Dr., 2014

NEIGHBORHOOD HISTORY¹

Prior to World War-II, North Boulder was predominately agricultural, consisting of crop land and cattle grazing. Truck gardens, orchards, and fruit cultivation were undertaken in small parcels of twenty acres and less. Well-known, large farms and ranches were located in this area of Boulder in the early 1900s, such as the Maxwell ranch near Linden Ave., where cattle were raised, and the Wolff farm to the southeast where dairy cattle were raised and fruit trees and wheat were grown.

In the late 1800s and early 1900s, most land in this area of Boulder was owned by James P. Maxwell, who had purchased the land from the U.S. Government in

¹ North Boulder Historic Overview, 1994.

1880. At that time, Maxwell acquired several thousand acres west of Broadway and north of what is now Hawthorn. These lands were primarily irrigated by Silver Lake Ditch (1888), which was constructed by Maxwell to water 1,000 acres of land in north Boulder. By the early 1900s, Maxwell began selling off the level land in small tracts of one to five acres; many of these tracts were sold with water rights to Silver Lake Ditch. Since these tracts were well outside of the city limits, there was no restriction as to the use of the land; many of the owners planted orchards and truck gardens and continued this usage until the beginning of the building boom after World War II. See Attachment F: North Boulder Historical Background.

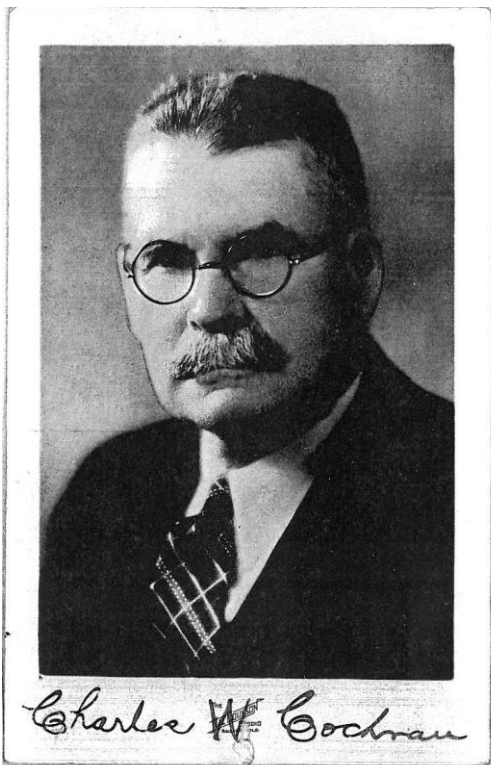
PROPERTY HISTORY

James P. Maxwell originally owned a large parcel of land in north Boulder, including the tract now known as 405 Valley View Dr. He sold this lot to Manuel Kellogg in 1900 and repurchased it in 1903. It is likely that the house was constructed during this period, as Manuel Kellogg was a carpenter contractor, and the address first appears in city directories in 1904.

Kellogg was born in Livingston, Michigan in 1867 and came to Boulder in the 1890s for the health of his first wife. She died in Boulder, and in 1897, he married Mary Green. Mary Athelia Green Kellogg was born in Minnesota in 1873 and came to Boulder in 1896. In 1906, the Kelloggs moved to California but returned in 1915 and later lived at 640 Hawthorn Ave.

The Mountain Hights (sic) subdivision, of which 405 North St. was part, was platted in 1903. Herschel Godard purchased the property from James Maxwell in

1904 and the address (405 North St.) first appears in the city directories that same year. Godard and his wife lived there in 1904 and 1905.



From 1910 until 1917, Charles W. and Ella M. Cochran lived at this address. Charles Cochran was born in Fort Wayne, Indiana in 1872 and was employed by the telephone company as a collector and cashier from 1907 until his retirement in 1937. Prior to working for the telephone company, Mr. Cochran had operated a grocery store at 17th and Pearl St. He was

a member of the Telephone Pioneers Association, Columbia Lodge No. 14, and the Elks Lodge. He married Ella May Bellman in 1890. Ella was born in 1871 in Longmont died in 1933. She was active in a Bible school. The Cochrans had a daughter.

The property was purchased and sold frequently over the next decade. In 1928, Nellie Kautzsch purchased the property and lived there with her husband, George and their six children, Sara (12), Hazel (10), Felicia (8), June (5) and Herbert (1). George was born in Ohio to German parents in 1887 and worked as a miner. Nellie was born in 1898 in Colorado to Scottish parents. It is possible the Kautzsch suffered financial hardship during the Great Depression, as the property was seized by the Boulder Building & Loan Association in 1934. The association owned the house for 10 years and utilized it as a rental.

In 1946, the E.O. Westermeyers purchased the house. A newspaper clipping noted that they bought the house from Miss Elizabeth Runck, a nurse at the Boulder Sanitarium. The Westermeyers taught at the Seventh Day Adventist junior academy at 9th and Portland Sts.

The house's longest residents were John and Anna Hanna, who purchased the property in 1951 and lived there until 1998. John Hanna was born in New Mexico and worked as a landscape contractor for many years, first with Rosenberger Gardens and later with Willow Works. Anna was born in Wyoming in 1900. The Hannas married in 1920 in Denver and had three children: Marguerite, John and Betty.

The current owners purchased the property in 2006.

CRITERIA FOR THE BOARD'S DECISION:

Section 9-11-23(f), B.R.C. 1981, provides that the Landmarks Board "shall consider and base its decision upon any of the following criteria:

- (1) The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in Sections 9-11-1 and 9-11-2, B.R.C. 1981;
- (2) The relationship of the building to the character of the neighborhood as an established and definable area;
- (3) The reasonable condition of the building; and
- (4) The reasonable projected cost of restoration or repair.

In considering the condition of the building and the projected cost of restoration or repair as set forth in paragraphs (f)(3) and (f)(4) ..., the board may not consider deterioration caused by unreasonable neglect.

As detailed below, staff considers this property eligible for designation as an individual landmark.

CRITERION 1: INDIVIDUAL LANDMARK ELIGIBILITY

The following is a result of staff's research of the property relative to the significance criteria for individual landmarks as adopted by the Landmarks Board on Sept. 17, 1975. See Attachment E: Individual Landmark Significance Criteria

HISTORIC SIGNIFICANCE:

Summary: The house located at 405 Valley View Dr. meets historic significance under criteria 1.

1. Date of Construction: c. 1903

Elaboration: James Maxwell sold the property to Manuel Kellogg in 1900 and repurchased it in 1903. Kellogg was a carpenter contractor and the address (405 North St.) first appears in city directories in 1904.

2. Association with Persons or Events: N/A

Elaboration: None of the occupants appear to have local, state or national significance.

3. Development of the Community: North Boulder

Elaboration: Throughout the early 20th Century, this area of Boulder was primarily agricultural, with its earliest residents listed as farmers, gardeners, or nurserymen. This is one of the earliest houses in the neighborhood and an early example of architecture in the Mountain Heights subdivision of what was then far north Boulder

4. Recognition by Authorities: Front Range Research Associates, Inc.

Elaboration: The 1995 architectural survey notes that “although altered, this house represents vernacular residential construction in Boulder as reflected in its lack of architectural details which would distinguish a particular style; the house’s clipped cross-gable roof is a notable feature.”

ARCHITECTURAL SIGNIFICANCE:

Summary: The house located at 405 Valley View Dr. meets historic significance under criteria 1.

1. Recognized Period or Style: Colonial Revival

Elaboration: The house represents a well-preserved example of Colonial

Revival residential architecture , including the prominent clipped cross-gable roof forms and classical porch details. The house remains largely intact, with the exception of the porch supports (replaced with iron supports and then restored with classical columns similar to the original). The building maintains a high degree of historic integrity.

2. Architect or Builder of Prominence: Manuel Kellogg likely constructed the house at 405 Valley View Dr.

3. Artistic Merit: None observed

4. Example of the Uncommon: None observed.

5. Indigenous Qualities: None observed

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house located at 405 Valley View Dr. meets environmental significance under criterion 1.

1. **Site Characteristics:** The house sits on a small lot and a tall stone wall (non-historic) is located on the south and west property lines.
2. **Compatibility with Site:** This area of the Newlands neighborhood has changed dramatically in the last two decades. Many of the area's earlier residential buildings have been demolished or severely altered.
3. **Geographic Importance:** The house is prominently located on the corner of 4th St. and Valley View Dr.
4. **Environmental Appropriateness:** None observed
5. **Area Integrity:** This property is significant as a representative example of early Colonial Revival architecture in north Boulder. While the Newlands area has lost much of its historic integrity as a whole, there are some notable examples of Colonial Revival architecture of the 400 block of Valley View Ave. indicative of the turn-of-the twentieth century development that took place in the Mountain Heights subdivision.

CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE NEIGHBORHOOD:

Many of the older houses in North Boulder have been demolished and replaced with new houses, creating an eclectic mix of architectural styles. This section of 4th St. generally retains its scale and character. In the early twentieth century, the area consisted primarily of farms, orchards and ranches; by the 1940s, residential development had begun in earnest. Many of the area residents worked as carpenters, shopkeepers, and for companies such as the Mountain States and Telephone Company.

CRITERION 3: CONDITION OF THE BUILDING

No information regarding the condition of the building has been submitted at this time.

CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:

No information regarding the projected cost of restoration or repair has been submitted at this time.

ANALYSIS:

Staff considers that there is “probable cause” to consider the property at 405 Valley View Drive may be eligible for designation as an individual landmark based upon its historic and architectural significance.

NEIGHBORHOOD COMMENT:

Staff has received no comment to date from the public on this matter.

THE BOARD’S DECISION:

If the Landmarks Board finds that the building to be demolished does not have significance under the criteria set forth in section 9-11-23(f), B.R.C. 1981, the city manager shall issue a demolition permit.

If the Landmarks Board finds that the building to be demolished may have significance under the criteria set forth above, the application shall be suspended for a period not to exceed 180 days from the date the permit application was accepted by the city manager as complete in order to provide the time necessary

to consider alternatives to the demolition of the building (section 9-11-23(h), B.R.C. 1981). A 180-day stay period would expire on Aug. 23, 2014.

FINDINGS:

Staff recommends that the Landmarks Board adopt the following findings:

A stay of demolition for the house at 405 Valley View Dr. is appropriate based on the criteria set forth in Section 9-11-23(f), B.R.C. 1981 in that:

1. The property may be eligible for individual landmark designation based upon its historic and architectural significance;
2. The property contributes to the character of the neighborhood as an intact representative of the area's past;
3. It has not been demonstrated to be impractical or economically unfeasible to rehabilitate the building.

ATTACHMENTS:

- | | |
|---------------|--|
| Attachment A: | Current Photographs |
| Attachment B: | Historic Building Inventory Form |
| Attachment C: | Boulder County Tax Assessor Card c. 1958 |
| Attachment D: | Deed and Directory Research |
| Attachment E: | Significance Criteria for Individual Landmarks |
| Attachment F: | North Boulder Historical Background |

Attachment A: Current Photographs



Photo 1. View of south elevation and stone wall, 405 Valley View Dr., 2014.



Photo 2. South elevation and front porch, 405 Valley View Dr., 2014.

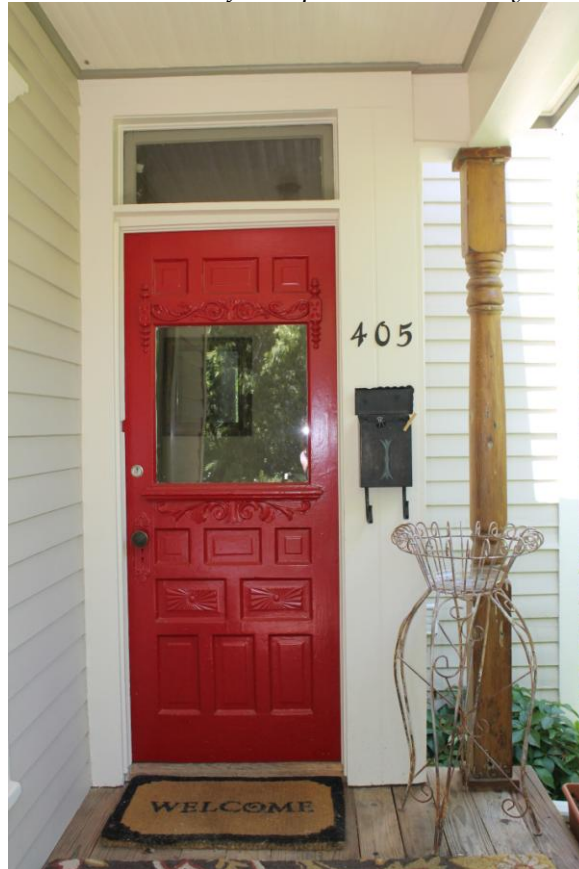


Photo 3. View of front porch and door, 405 Valley View Dr., 2014.



Photo 4. South elevation, 405 Valley View Dr., 2014.



Photo 5. East elevation, 405 Valley View Dr., 2014.



Photo 6. West elevation, 405 Valley View Dr., 2014.



Photo 6. View of stone wall along west property line, 405 Valley View Dr., 2014.



Photo 7. Northwest elevation, 405 Valley View Dr., 2014.



Photo 8. West elevation, 405 Valley View Dr., 2014.



Photo 9. North elevation, 405 Valley View Dr., 2014.



Photo 10. Intersection of Valley View Dr. and 4th St., 2014.



Photo 11. Looking south on 4th St., 405 Valley View on left, 2014.



Photo 12. View down alley behind 405 Valley View looking east, 2014.



Photo 13. Looking west on Valley View Dr., 2014.

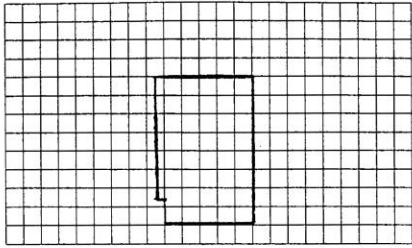
Attachment B: Historic Building Inventory Form

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203

HISTORIC BUILDING INVENTORY RECORD

NOT FOR FIELD USE	
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated
<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.
Date _____	

PROJECT NAME: Boulder Survey of Historic Places, 1995		COUNTY: Boulder	CITY: Boulder	STATE ID NO.: 5BL5433
		TEMPORARY NO.: 1461-25-1-10-010		
CURRENT BUILDING NAME:		OWNER: HANNA ANNA		
ADDRESS: 405 VALLEY VIEW DR BOULDER, CO 80304		405 VALLEY VIEW DR BOULDER CO 80304-3225		
		TOWNSHIP 1N	RANGE 71W	SECTION 25 NE 1/4 SW 1/4
HISTORIC NAME:		U.S.G.S. QUAD NAME: Boulder, Colo. YEAR: 1966 (PR1979) X 7.5' 15'		
DISTRICT NAME:		BLOCK: 1 LOT(S): 8 ADDITION: Mountain Heights YR. OF ADDITION: 1903		
FILM ROLL NO.: 95-13 BY: Roger Whitacre	NEGATIVE NO.: 13	LOCATION OF NEGATIVES: Boulder City Plng.		DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1900 SOURCE: Boulder County Assessor
ATTACH PHOTOGRAPH HERE				USE: PRESENT: Residence HISTORIC: Residence
				CONDITION: EXCELLENT X GOOD FAIR DETERIORATING
				EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: Nonhistoric siding; wrought iron porch support; (chimney appears on old assessor's card).
				CONTINUED YES X NO
STYLE: Vernacular Wood Frame		STORIES: 1 1/2	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Wood, Stone, Brick		SQ. FOOTAGE: 1145	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: One-and-a-half-story frame dwelling with clipped cross-gable roof with overhanging eaves. Walls clad with lap siding; large brick facade chimney; stone foundation. Flat roofed porch at southeast corner has wrought iron support. Paneled and glazed door with carved decoration has transom above. Double-hung, 1/1-light windows; hipped roof hood above paired first story facade windows; shingles on hood. Stone retaining wall.		INDIVIDUAL: YES X NO		
		CONTRIBUTING TO DISTRICT: YES NO		
		LOCAL LANDMARK DESIGNATION: No		
		NAME: DATE:		
CONTINUED? YES X NO		ASSOCIATED BUILDINGS? X YES NO TYPE: Garage		
		IF INVENTORIED, LIST ID NOS.:		
ADDITIONAL PAGES: YES X NO				

PLAN SHAPE: 	ARCHITECT: Unknown SOURCE: BUILDER/CONTRACTOR: Unknown SOURCE:	STATE ID NO.: 5BL5433 ORIGINAL OWNER: Unknown SOURCE: THEME(S): Urban Residential Neighborhoods, 1858-present		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): <div style="text-align: right;">CONTINUED YES <input checked="" type="checkbox"/> NO</div>				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): This address does not appear in the 1901 city directory. In 1910, this was the home of Charles W. and Ella M. Cochran. Charles Cochran was a collector with the telephone company. In 1913, the house was listed as vacant. In 1946, the E.O. Westermeyers purchased this house. A newspaper clipping noted that they bought the house from Miss Elizabeth Runck, a nurse at the Boulder Sanitarium. The Westermeyers taught at the Seventh Day Adventist junior academy at 9th and Portland. Current owner, Anna Hanna, has lived in the house for many years. <div style="text-align: right;">CONTINUED YES <input checked="" type="checkbox"/> NO</div>				
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW): <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT
ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT			
TIER EVALUATION: STATEMENT OF SIGNIFICANCE: This house, although altered, represents vernacular residential construction in Boulder as reflected in its lack of architectural details which would distinguish a particular style; the house's clipped cross-gable roof is a notable feature. <div style="text-align: right;">CONTINUED YES <input checked="" type="checkbox"/> NO</div>				
REFERENCES (BE SPECIFIC): Boulder County Assessor records; Boulder City Directories; Mary McRoberts, Index to Boulder County U.S. Census, 1910; Boulder Daily Camera files. <div style="text-align: right;">CONTINUED YES <input checked="" type="checkbox"/> NO</div>				
SURVEYED BY: R.L. Simmons/J.E. Broeker	AFFILIATION: Front Range Research Associates, Inc.	DATE: June 1995		



Historic Building Inventory Form Photograph, 1995

8-29-58 *Re-appraised 19 30*

BOULDER COUNTY REAL ESTATE APPRAISAL

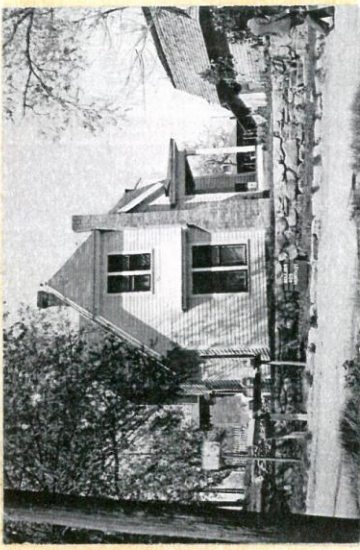
Anna & John L. Howard

OWNER

HOUSE No. *605* STREET *North* CITY *Boulder*

LOTS *8* BLOCK *1* ADDITION *1st Hts.*

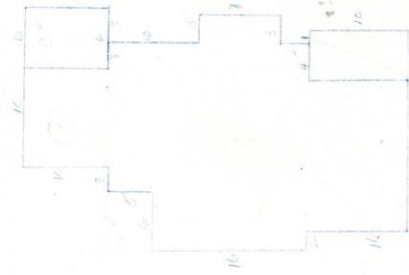
Year Constructed _____ Est. Life in Years _____



ESTIMATE OF VALUATION

	BLDG. PART A	BLDG. PART B	GARAGE
No. Cubic Feet.....	<i>11,100</i>	<i>11,100</i>	<i>2734</i>
Cost per cu. ft. <i>20</i>	<i>18</i>	<i>23</i>	<i>77</i>
Total Cost.....	<i>\$ 200,000</i>	<i>\$ 255,300</i>	<i>\$ 211,000</i>
Porches.....	<i>100</i>	<i>100</i>	<i>100</i>
Garage.....	<i>100</i>	<i>100</i>	<i>100</i>
Extras.....	<i>100</i>	<i>100</i>	<i>100</i>
TOTAL.....	<i>\$ 200,000</i>	<i>\$ 255,300</i>	<i>\$ 211,000</i>
% Obsolescence.....	<i>10</i>	<i>10</i>	<i>10</i>
% Physical Dep.....	<i>10</i>	<i>10</i>	<i>10</i>
Net After Deducting Depreciation.....	<i>\$ 180,000</i>	<i>\$ 229,770</i>	<i>\$ 190,000</i>
% Utility Dep.....	<i>10</i>	<i>10</i>	<i>10</i>
PRESENT VALUE.....	<i>\$ 162,000</i>	<i>\$ 206,793</i>	<i>\$ 171,000</i>

BUILDING PLAN



SUMMARY

DESCRIPTION	AMOUNT	YEAR	LAND	IMPROVEMENTS	TOTAL
Building Permit	\$	1938	\$	\$	\$
Original Cost, Improvements Only	\$	1939	\$	\$	\$
Additions and Betterments	\$	1940	\$	\$	\$
Owner's Estimate of Present Value	\$	1941	\$	\$	\$
Private Appraisal	\$	1942	\$	\$	\$
Insurance	\$	1943	\$	\$	\$
Mortgage	\$	1944	\$	\$	\$
Monthly Rental	\$	1946	\$	\$	\$
Advertised for Sale	\$	1946	\$	\$	\$
Transferred in 19 <i>1951-1958</i>	\$	1956	<i>270</i>	<i>1260</i>	<i>1530</i>

ADDITIONS AND BETTERMENTS

YEAR	AMOUNT	YEAR	AMOUNT
	\$		\$
	\$		\$



Tax Assessor Photograph, 405 Valley View Dr., c.1949

Attachment D: Deed and Directory Research

Deed and Directory Research – **405 Valley View Dr.**
 Lot 8 BLK 1 Mountain Heights
 T1N R71W SEC 25

Owner (Deeds)	Date	Occupant(s)/Directory
<i>Subdivision Platted in 1903</i>		
James Maxwell (1903-1905)	1904	H.L. & S.L. Godard - 405 North St. first appears in directory
Herschel Godard (1905-1906)	1905	H.L. & S.L. Godard
Anna Gorton (1906-1910)	1906	Not Listed
	1908	Shaver
Ella Cochran (1910-1917)	1911	Charles and Ella Cochran. Collector, telephone company.
	1913	Vacant
	1916	
J.A. Snyder (1917-1922)	1918	
	1921	
John Sherry (1922-1924)	1923	
H.G. Bryson (1924-1928)	1926	
	1928	
Nellie Kautzsch (1928-1934)	1930	
	1932	
Boulder Building & Loan (1934-1944)	1936	
	1938	
	1940	
	1943	
Multiple owners; including E.O. Westermeyer	1946	Westermeyers taught at the Seventh Day Adventist Jr. Academy
Vernon Trumbo (1946-1951)	1949	
	1951	
John and Anna Hanna (1951-1998)	1953	
	1955	
	1956	<i>Valley View Dr. first appears in city directory</i>
	1960	
	1964	

SIGNIFICANCE CRITERIA

Individual Landmark

September 1975

On September 6, 1975, the City Council adopted Ordinance #4000 providing procedures for the designation of Landmarks and Historic Districts in the City of Boulder. The purpose of the ordinance is the preservation of the City's permitted cultural, historic, and architectural heritage. The Landmarks Board is permitted by the ordinance to adopt rules and regulations as it deems necessary for its own organization and procedures. The following Significance Criteria have been adopted by the board to help evaluate each potential designation in a consistent and equitable manner.

Historic Significance

The place (building, site, area) should show character, interest or value as part of the development, heritage, or cultural characteristics of the community, state or nation; be the site of a historic, or prehistoric event that had an effect upon society; or exemplify the cultural, political, economic, or social heritage of the community.

Date of Construction: This area of consideration places particular importance on the age of the structure.

Association with Historical Persons or Events: This association could be national, state, or local.

Distinction in the Development of the Community of Boulder: This is most applicable to an institution (religious, educational, civic, etc) or business structure, though in some cases residences might qualify. It stresses the importance of preserving those places which demonstrate the growth during different time spans in the history of Boulder, in order to maintain an awareness of our cultural, economic, social or political heritage.

Recognition by Authorities: If it is recognized by Historic Boulder, Inc. the Boulder Historical Society, local historians (Barker, Crossen, Frink, Gladden, Paddock, Schooland, etc), State Historical Society, The Improvement of Boulder, Colorado by F.L. Olmsted, or others in published form as having historic interest and value.

Other, if applicable.

Architectural Significance

The place should embody those distinguishing characteristics of an architectural type specimen, a good example of the common; be the work of an architect or master builder, known nationally, state-wide, or locally, and perhaps whose work has influenced later development; contain elements of architectural design, detail, materials or craftsmanship which represent a significant innovation; or be a fine example of the uncommon.

Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by *Historic American Building Survey Criteria*, Gingerbread Age (Maass), 76 Boulder Homes (Barkar), The

History of Architectural Style (Marcus/Wiffin), Architecture in San Francisco (Gebhard et al), History of Architecture (Fletcher), Architecture/Colorado, and any other published source of universal or local analysis of a style.

Architect or Builder of Prominence: A good example of the work of an architect or builder who is recognized for expertise in his field nationally, state-wide, or locally.

Artistic Merit: A skillful integration of design, material, and color which is of excellent visual quality and/or demonstrates superior craftsmanship.

Example of the Uncommon: Elements of architectural design, details, or craftsmanship that are representative of a significant innovation.

Indigenous Qualities: A style or material that is particularly associated with the Boulder area.

Other, if applicable.

Environmental Significance

The place should enhance the variety, interest, and sense of identity of the community by the protection of the unique natural and man-made environment.

Site Characteristics: It should be of high quality in terms of planned or natural vegetation.

Compatibility with Site: Consideration will be given to scale, massing placement, or other qualities of design with respect to its site.

Geographic Importance: Due to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the community.

Environmental Appropriateness: The surroundings are complementary and/or it is situated in a manner particularly suited to its function.

Area Integrity: Places which provide historical, architectural, or environmental importance and continuity of an existing condition, although taken singularly or out of context might not qualify under other criteria.

Attachment F: North Boulder Historical Background

4/94 - prepared by Front Range Research, Inc. with funding from the City of Boulder Landmarks Preservation Advisory Board

1

NORTH BOULDER HISTORIC OVERVIEW

Agricultural and Transportation Development

Agriculture was the dominant pursuit in the North Boulder area prior to World War II. Truck gardens, orchards, and fruit cultivation were undertaken on small parcels of twenty acres and less. Cattle ranching was also important. The Farmers and Silver Lake ditches flow northward through the area and provide irrigation water to the region's agricultural endeavors. The Farmers Ditch (Priority Number 14) first diverted water from Boulder Creek in 1862. The Silver Lake Ditch (Priority Number 48) was developed by James P. Maxwell and George Oliver in 1888. The latter ditch supplied water to Mesa Reservoir (1893), located to the northeast, and to Mesa Park Reservoir (now Wonderland Lake), which was created about 1905.¹

A natural transportation corridor northward along the hogback extended through the North Boulder area. An early wagon road connected Boulder and Lyons, extending from the end of 12th Street (Broadway) in Boulder. In the early 1880s, the Boulder, Left Hand, and Middle Park Railroad was organized by C.G. Buckingham, James P. Maxwell, and others to construct a line north from Boulder, westward up Left Hand Canyon, over Buchanan Pass, to the coal fields of Middle Park. From 1881 to 1883 a road bed was graded through North Boulder west of Broadway to the mouth of Left Hand Canyon. The project was abandoned before any rails were laid along the route.²

Residents of North Boulder

The most prominent member of the agricultural community in North Boulder was James P. Maxwell, who lived northwest of present-day Broadway and Linden. Born in Bigfoot, Wisconsin, in 1839, Maxwell came to Colorado with his father in 1859 and settled in Boulder in 1870. Maxwell, for whom the Boulder street is named, compiled a long career of public service, serving as a Colorado State Senator (1876-80 and 1896-1900), State Engineer (1888-93), mayor of Boulder (1878-80), and Boulder County Treasurer (1880-82). In private affairs, Maxwell was one of Boulder's most active pioneers. He served as president of the First National

¹Anne Dyni, **Pioneer Voices of the Boulder Valley: An Oral History** (Boulder, Colorado: Boulder County Parks and Open Space Department, 1989), 99-100 and Colorado Historical Society, Management Data Form, "Silver Lake Ditch," 5BL3813.1.

²Colorado Historical Society, Inventory Record Form, "Boulder, Left Hand, and Middle Park Railroad and Telegraph Company," 5BL417.

Bank of Boulder and was active in many development projects in Boulder County, including surveying, real estate, irrigation development, road building, and cattle raising.³

Maxwell became involved in cattle ranching in the North Boulder area around 1893. In 1906, he built a large, two-story brick home on Maxwell Hill north of Linden (addressed as 3737 Broadway). The home was surrounded with orchards (See Figures 1 and 2). Maxwell died in 1929 but his sons, Mark N. ("Marc") and Clinton J., continued to live at the homestead. They formed the Maxwell Brothers Registered Hereford Company and engaged in the cattle business for many years. Clinton died in 1958 and Mark in 1960. Other members of the Maxwell family were also involved in the development of the North Boulder area.⁴

South and southwest of Maxwell Hill, in the area today bounded by Broadway west to 4th Street and Linden south to Juniper, was an area of agricultural parcels. One of the better known farms here was the Cunningham place at 3703 4th Street, which consisted of a portion of the Maxwell Ranch sold to Oscar and Lottie Johnson in 1916. The site featured a two story house and barn (both with fieldstone first stories) and assorted outbuildings (See Figure 3). The farm was sold to Walter and Minnie Wamser in 1944. Minnie (Wamser) Cunningham lived on the farm until her death in 1984. Ms. Cunningham ran a large herd of goats, and the tendency of the goats to stray onto adjoining lands led Mark Maxwell to seek an injunction and damages against her in 1952.⁵

Other agricultural settlers in the area south of Maxwell Hill included: William G. and Mildred S. Sutherland (a landscape gardener and nurseryman); Everett M. and Belle D. McCaslin (a farmer); Walter H. and Ella Wilson (a fruit grower); John M. and Jennie Conley (a market gardener); Burns R. and Emma Glidden (a farmer); and Quinsy A. and Mabel F. Zimmerman (a gardener).⁶

William W. and Anna J. Wolf owned twenty acres at the northeast corner of Broadway and Iris. Wolf, a stockman, came to the site

³Boulder Daily Camera, 7 April 1929 and 4 May 1954.

⁴Jane Valentine Barker, **76 Historic Homes of Boulder, Colorado** (Boulder, Colorado: Pruett Publishing Co., 1976), 76-77 and **Boulder Daily Camera**, 7 January 1960.

⁵Boulder Daily Camera, 16 August 1952.

⁶Henry A. Drumm, "Drumm's Wall Map of City of Boulder and Vicinity" (Boulder, Colorado: Henry A. Drumm, 1915) and R.L. Polk, **Boulder City Directory** (Boulder, Colorado: R.L. Polk and Co., 1913-26).

in 1891 and developed a large orchard of apple trees. A large house surrounded by maple trees (see Figure 4) and a barn were among the improvements at the farm.⁷ Farms were more scattered east of the Wolf farm along present-day Iris Avenue and the quarter section roads extending northward (present-day 19th and 26th streets). For example, Adam C. Fye was located northeast of 19th and Iris, while Carl G. and Johanna Johnson lived northwest of 26th and Iris. A slaughterhouse owned by E.P. Euler and Charles Voegtle was located south of the Farmers Ditch just east of 19th Street. Euler operated a meat store at 1425 Pearl Street.⁸

Development Activity

A few historic subdivisions were platted in the north Boulder area. The 1910-era Wellington Gardens subdivision was one component of W.W. Degge's Wellington System of the Consolidated Realty and Investment Company. Wellington Gardens embraced more than four square miles, including most of North Boulder north of present-day Norwood, as well as lands to the northeast (See Figure 5). The property was purchased from James P. Maxwell and the Tyler estate and reportedly had hundreds of acres of alfalfa under cultivation. The subdivision was planned as irrigated fruit and garden tracts, bringing "the agricultural center of the county right to the doors of Boulder, where it can be marketed with the least expense and the greatest return." The Wellington Terrace subdivision, platted on sixty acres purchased from W.W. Wolf in 1908, was also developed by Degge. Located immediately north of Wolf's homestead on Broadway, the subdivision was laid out in a more typically residential manner with smaller lots.⁹

In 1918, the Boulder County Hospital and Poor Farm relocated to the North Boulder area on William W. Wolf's twenty acre site. The original Wolf residence was used by the institution, additions constructed, and new buildings added to the site (See Figure 6). The facility stopped functioning in 1962 and was subsequently used by the County Health Department and other county governmental activities.¹⁰

⁷Anne Quinby Dyni, "History of the Boulder County Poor Farm and Hospital," 7, in the files of the Carnegie Library for Local History, Boulder, Colorado.

⁸Drumm and R.L. Polk.

⁹Boulder Daily Camera, Industrial Number, 4 January 1910; Drumm; and Boulder Daily Camera, 30 March 1908.

¹⁰Dyni, "History of the Boulder County Poor Farm and Hospital."

Post World War II Developments

The area north of Iris, while adjacent to the City of Boulder, was not annexed to the city until fairly recent times. The first annexation of land in North Boulder north of Iris Avenue occurred in 1954 with the acquisition of the Boulder County Hospital grounds at Broadway and Iris. Large pieces of the area were brought into the city in 1957 and 1959, 1978, and 1990. Scores of smaller parcels in the area have also been annexed.¹¹

Post World War II developments in the area have included the emergence of a commercial strip along North Broadway and the construction of the 28th Street Bypass, extending diagonally from the vicinity of 28th and Jay Road to Broadway north of Lee Hill Road. Maxwell Reservoir, a city water distribution facility west of Maxwell Hill, was completed in June 1953. A National Guard Armory and the Holiday Twin Drive-In Theater were constructed in the area southeast of Broadway and Lee Hill Road. Mobile home parks and townhome developments have also occurred in the area.

¹¹City of Boulder Planning Department, "Annexation Map, Boulder, Colorado."

Figure 1. James P. Maxwell House at 3737 Broadway in the 1970s. SOURCE: Barker, *76 Homes*, p. 76.

Figure 2. The Maxwell family poses in the orchard surrounding their house, with the house and barn visible in background, circa 1910s. SOURCE: Carnegie Library for Local History, Thomas C. Black photograph (damaged negative), call number BHS 207, b04, e56.

Figure 3. Undated panorama of the Cunningham Place showing house and outbuildings at 3703 4th Street. SOURCE: Carnegie Library for Local History, Small Photograph Collections, call number 750, b06, e17.

Figure 4. William W. and Anna J. Wolf home and surrounding orchard in 1896. SOURCE: Carnegie Library for Local History, Dyni, "History of the Boulder County Poor Farm and Hospital," call number 998 b09, f27.

Figure 5. Map showing the Wellington Gardens subdivision, platted as part of W.W. Degge's Wellington System of the Consolidated Realty and Investment Company. SOURCE: Carnegie Library for Local History, Clippings on W.W. Degge.

Figure 6. The Boulder County Hospital northwest of Broadway and Iris in 1941. SOURCE: Carnegie Library for Local History, Dyni, "History of the Boulder County Poor Farm and Hospital," call number 998 b09, f27.

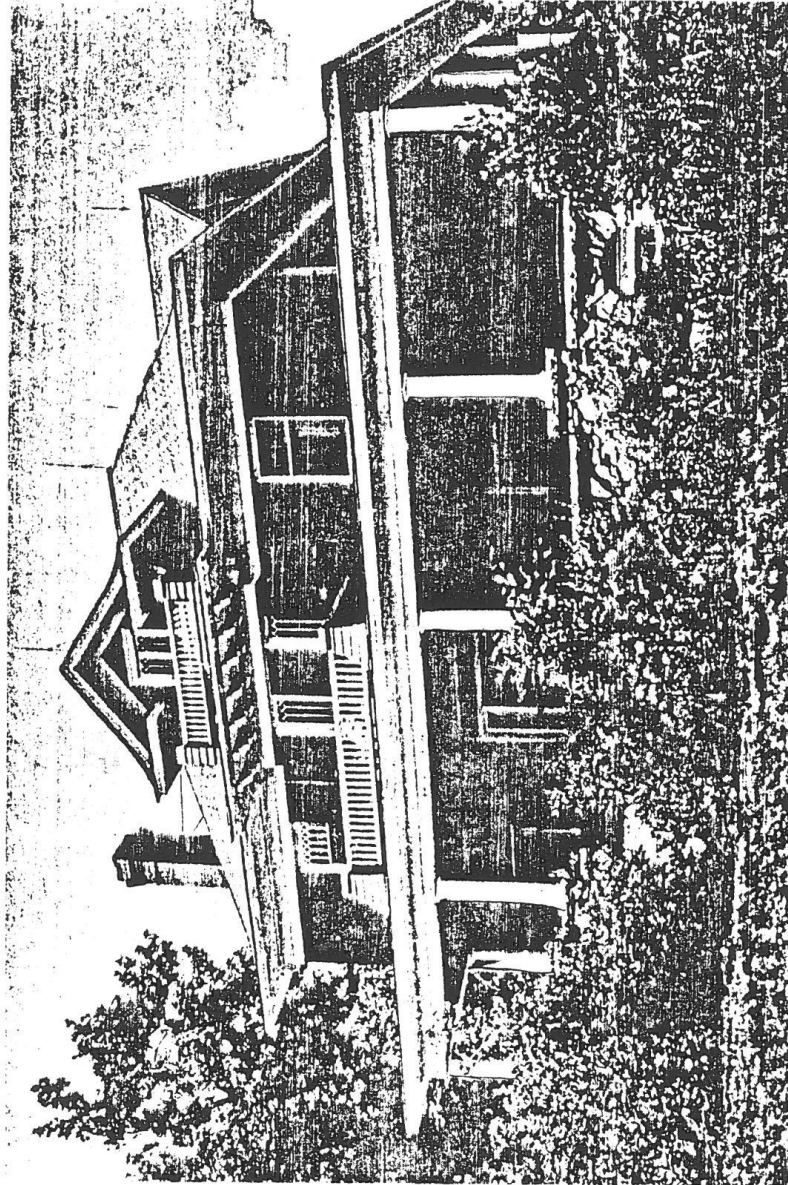


Figure 1. James P. Maxwell House at 3737 Broadway in the 1970s.
SOURCE: Barker, 76 Homes, p. 76.

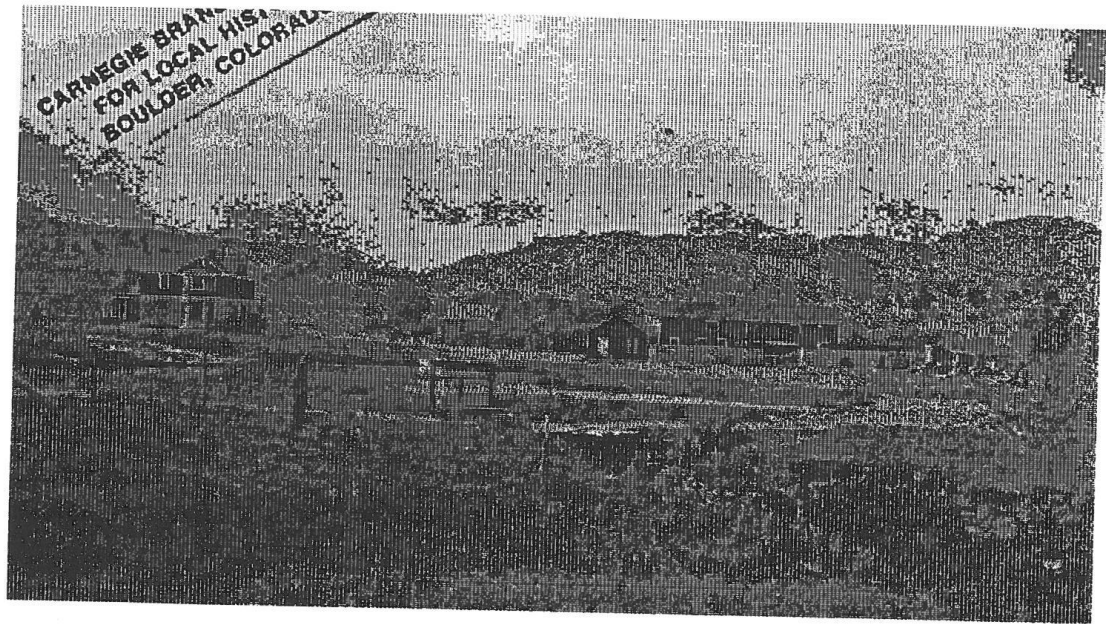


Figure 3. Undated panorama of the Cunningham Place showing house and outbuildings at 3703 4th Street. SOURCE: Carnegie Library for Local History, Small Photograph Collections, call number 750, b06, e17.

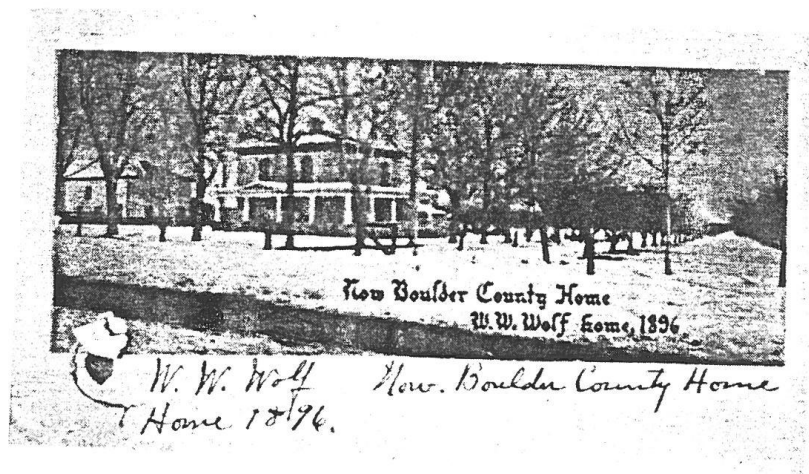


Figure 4. William W. and Anna J. Wolf home and surrounding orchard in 1896. SOURCE: Carnegie Library for Local History, Dyni, "History of the Boulder County Poor Farm and Hospital," call number 998 b09, f27.

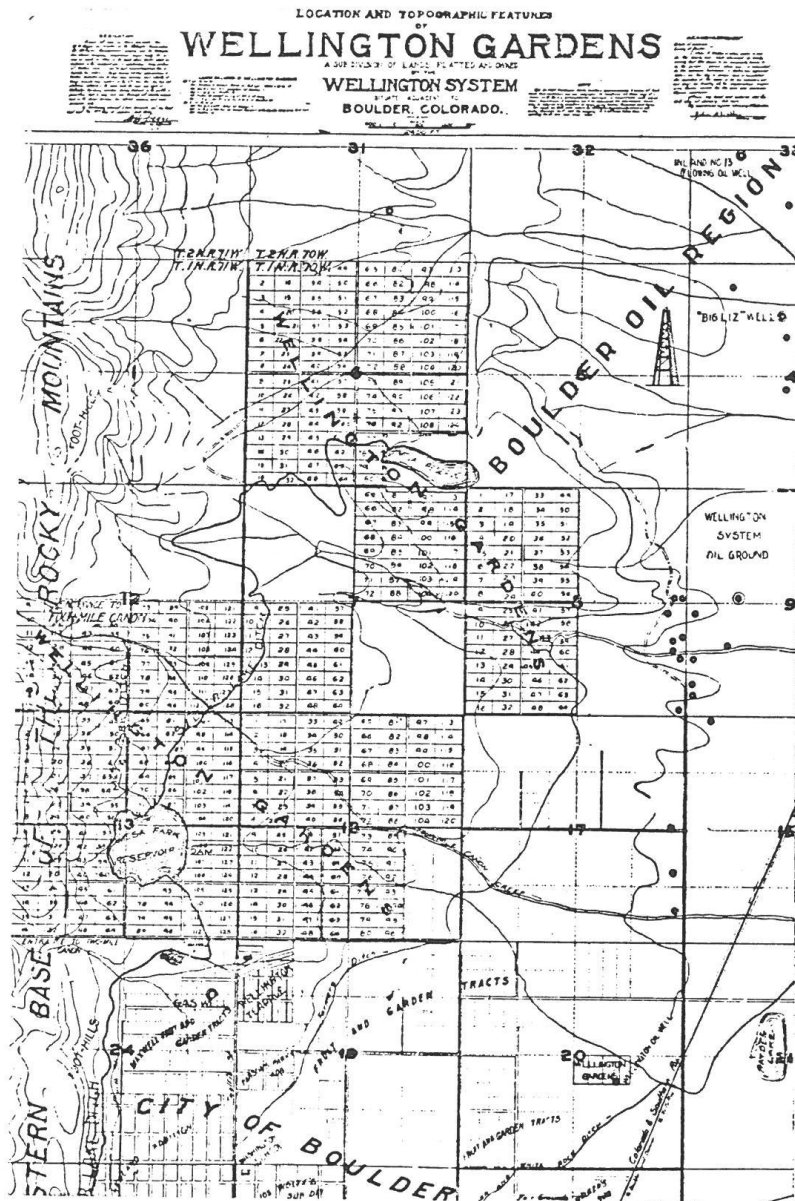


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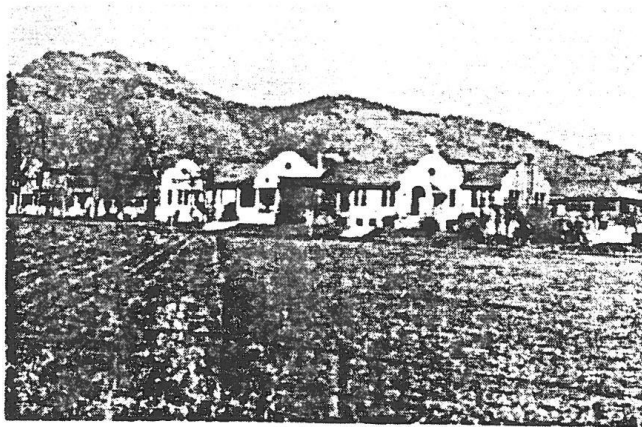


Figure 6. The Boulder County Hospital northwest of Broadway and Iris in 1941. SOURCE: Carnegie Library for Local History, Dyni, "History of the Boulder County Poor Farm and Hospital," call number 998 b09, f27.

Attachment 3: Alternatives to Demolition Meeting Notes

Meeting to Discuss Alternatives to Demolition

405 Valley View Dr. | Sept. 19th, 2014

Attendees

Sam Slattery, Applicant
Ashley Slattery, Applicant
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner
Deborah Yin, Landmarks Board
Michael Schreiner, Landmarks Board
Catherine Long Gates, Historic Boulder, Inc.
Abby Daniels, Historic Boulder, Inc.
Hugh Moore, Historic Boulder, Inc.
Beverly Potter, Historic Boulder, Inc.

1. Purpose of Meeting

- To discuss alternatives to the demolition of the building at 405 Valley View Dr.
- Stay-of-demolition placed on the application at the July 2, 2014 Landmarks Board meeting and expires Nov. 23, 2014 if no action is taken by the Landmarks Board.

2. Alternatives

- **Landmark Designation**
 - The Slatterys are opposed to designation for the following reasons:
 - Opposed to additional regulations on property;
 - Believes landmarking will reduce value of home
 - Will require a very particular buyer, do not want to impose restrictions on future owner
 - Significant cost to make changes suggested by DRC for addition to meet design guidelines
 - Zoning and other benefits of designation does not outweigh the “gymnastics” required to meet design guidelines.
- **Design Review/Landmark Alteration Certificate**
 - Small, rear addition proposed that removes a portion of a street-facing wall.
 - Design schematically reviewed by DRC when demolition process first identified. DRC found general mass, scale and location of the proposed addition okay, but had concerns about differentiating old

from new and suggested simplifying the addition, using different scale of materials between new addition and house, and breaking the co-planar nature of the addition by moving the addition wall forward 1'.

- Current design constraints: No room to stand upstairs, no room for standard size appliances downstairs
- Revisit design review: likely could remove rear addition (not a character-defining feature)
- Small lot; likely couldn't built a large addition

▪ **Next Steps**

- Landmarks Board will discuss whether to hold and initiation hearing at the Oct. 1st meeting.

Attachment 4: Draft resolution to initiate landmark designation of 405 Valley View Dr.

RESOLUTION NO. _____

**A RESOLUTION OF THE LANDMARKS BOARD
INITIATING THE DESIGNATION OF 405 Valley View
Dr. AS AN INDIVIDUAL LANDMARK.**

WHEREAS, on October 1, 2014, the Landmarks Board voted to schedule an initiation hearing for 405 Valley View Dr.;

NOW, THEREFORE, BE IT RESOLVED BY THE LANDMARKS BOARD OF THE CITY OF BOULDER, COLORADO:

The City of Boulder Landmarks Board initiates the designation of 405 Valley View Dr. and will schedule a designation hearing in accordance with the historic preservation ordinance no fewer than sixty days and no greater than one hundred-twenty days from the date of this resolution.

ADOPTED this 5th day of November, 2014.

This resolution is signed by the chair of the Landmarks Board on November 5, 2014.

Dated: _____

Chair, Landmarks Board

ATTEST:

Secretary to the Board